

V. Plan Formulation

A. Projection of Future Land Requirements

With the projected population of the Selma planning area expected to be about 6,827 persons by 1985 (see Appendix III), calculations designed to accommodate this additional growth in residential, commercial, industrial, and transportation acreage were done to produce the following projections for 1985:

TABLE 18
1985 ADDITIONAL LAND REQUIREMENTS

<u>Uses</u>	<u>Acreage</u>
Residential	112 + 21*
Commercial	44 + 10*
Industrial	91 + 5*
	<u>283</u>

*Amount within each category allocated to transportation.

This additional acreage is envisioned to produce the following characteristics throughout the planning area:

TABLE 19
1985 PLANNING AREA CHARACTERISTICS*

	<u>Urban</u>	<u>Rural</u>
Population	5,536	1,291
Land Area (sq. mi.)	2.17	8.63
Density (pop./sq. mi.)	2,551	150

*See Sheet 5 of Appendix III for details.

By the year 2000, the anticipated planning area population is projected to be 8,769. As with the 1985 calculations, the process followed to compute the land needed under the land classification system resulted in the following tables:

TABLE 20
LAND ACREAGE REQUIREMENTS FOR 2000

	<u>1975-2000</u>	<u>1985-2000</u>
Residential	308	196 + (56-21)*
Commercial	132	88 + (30-10)*
Industrial	183	92 + (12- 5)*
		<u>438</u>

*Amount within each category allocated to transportation.